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## **The Regional Municipality of Durham**

### **MINUTES**

#### **FINANCE & ADMINISTRATION COMMITTEE**

**Tuesday, May 13, 2025**

A regular meeting of the Finance & Administration Committee was held on Tuesday, May 13, 2025 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

#### **1. Roll Call**

Present: Councillor Ashe, Chair\* attended for part of the meeting  
Councillor Garrod, Acting-Chair  
Councillor Crawford  
Councillor Leahy  
Councillor McDougall  
Councillor Schummer\*  
Councillor Yamada\*  
Regional Chair Henry\* attended for part of the meeting  
**\*denotes Councillors participating electronically**

Also

Present: Councillor Barton\* attended for part of the meeting  
Councillor Chapman\*  
Councillor Kerr  
Councillor Nicholson\* attended for part of the meeting  
Councillor Woo\* attended for part of the meeting  
Councillor Wotten\*  
**\*denotes visiting Councillors participating electronically**

Staff

Present: S. Austin, Director, Strategic Initiatives  
S. Ciani, Committee Clerk, Corporate Services – Legislative Services  
L. Fleury, Deputy Clerk, Corporate Services – Legislative Services  
S. Gill, Director, Economic Development & Tourism  
C. Goodchild, Director of Community Growth  
B. Goodwin, Commissioner of Corporate Services  
A. Harras, Regional Clerk/Director of Legislative Services\*  
A. Hector-Alexander, Director, Diversity, Equity, and Inclusion  
K. Hornburg, Deputy General Manager, Business Services, Durham Region Transit  
J. Hunt, Regional Solicitor/Director of Legal Services, CAO's Office – Legal  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
L. Lavery, Director, Rapid Transit & Transit-Oriented Development (TOD)  
A. Mak, Supervisor, Financial, Durham Region Transit  
K. McDermott, Senior Solicitor, CAO's Office - Legal  
I. McVey, Manager of Sustainability, CAO's Office

N. Pincombe, Director, Business Planning & Budgets  
M. Simpson, Director, Risk Management, Economic Studies and  
Procurement  
N. Taylor, Commissioner of Finance  
E. Valant, Director, Housing Services  
V. Walker, Committee Clerk, Corporate Services – Legislative Services  
**\*denotes staff participating electronically**

In the absence of Chair Ashe, Vice-Chair Garrod assumed the Chair.

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest made.

**3. Adoption of Minutes**

Moved by Councillor Leahy, Seconded by Councillor McDougall,  
(17) That the minutes of the regular Finance & Administration Committee  
meeting held on Tuesday, March 18, 2025, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Presentations**

There were no presentations.

**6. Delegations**

- 6.1 Stuart Galloway, Senior Vice President, Société de financement et d'accompagnement en performance énergétique (SOFIAC) (In-Person Attendance), re: Accelerating Decarbonization of Corporate Facilities through Canada Infrastructure Bank Building Retrofit Initiative – Approval to Negotiate an Agreement with SOFIAC (2025-A-3) [Item 7.2 b)]
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Stuart Galloway, Senior Vice President, Société de financement et d'accompagnement en performance énergétique (SOFIAC) appeared before the Committee in support of Accelerating Decarbonization of Corporate Facilities through Canada Infrastructure Bank Building Retrofit Initiative – Approval to Negotiate an Agreement with SOFIAC (2025-A-3).

S. Galloway advised that SOFIAC is a delivery partner for the Canada Infrastructure Bank Building Retrofit Initiative, bringing federal investment into multiple projects for retrofitting existing properties.

S. Galloway stated that the report is a representation of a lot of staff effort for a project they think is worthy of consideration.

S. Galloway added that SOFIAC is proposing to bring investment into the Region's Long-Term Care facilities in such a way that does not impact tax payer dollars, and is a step towards Greenhouse Gas (GHG) reduction.

S. Galloway responded to questions from the Committee.

## **7. Administration**

### **7.1 Correspondence**

There were no communications to consider.

### **7.2 Reports**

#### **A) The Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report and 2025 Workplan (2025-A-2)**

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Report #2025-A-2 from Elaine Baxter-Trahair, Chief Administrative Officer, was received.

Moved by Councillor McDougall, Seconded by Councillor Leahy,  
(18) That we recommend to Council:

- A) That Report #2025-A-2 of the Chief Administrative Officer be received for information as the Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report;
- B) That the Regional Municipality of Durham's Accessibility Advisory Committee's 2025 Workplan be approved; and
- C) That the Regional Municipality of Durham Accessibility Advisory Committee's revised Terms of Reference be approved.

CARRIED

#### **B) Accelerating Decarbonization of Corporate Facilities through Canada Infrastructure Bank Building Retrofit Initiative – Approval to Negotiate an Agreement with SOFIAC (2025-A-3)**

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Report #2025-A-3 from Elaine Baxter-Trahair, Chief Administrative Officer, was received.

Staff responded to questions with respect to how quickly this initiative could be implemented; if geothermal is on the radar as a possibility; and whether the new Long-Term Care home in Seaton will be working towards similar GHG reductions or if it is being constructed with them already in place.

Moved by Councillor Leahy, Seconded by Councillor Crawford,  
(19) That we recommend to Council:

- A) That a partnership framework with the Société de financement et d'accompagnement en performance énergétique (SOFIAC) governing the financing, procurement, engineering design and construction of an energy efficiency and GHG reduction project in the Region's long-term care home portfolio, as outlined in Report #2025-A-3 of the Chief Administrative Officer, and in the SOFIAC Term Sheet (Confidential Attachment #2 to Report #2025-A-3 of the Chief Administrative Officer), be endorsed, and the Chief Administrative Officer be directed to sign the Term Sheet on behalf of the Region;
- B) That the Chief Administrative Officer be authorized to negotiate a Service Agreement for Energy Performance Optimization ("Service Agreement") with SOFIAC pending successful completion of the detailed feasibility study for the financing and management of design, construction, and measurement and verification related services, subject to the agreement aligning with the principles of the SOFIAC Term Sheet and being to the satisfaction of the Regional Treasurer and Regional Solicitor, (Confidential Attachment #2 to Report #2025-A-3); and
- C) That the Chief Administrative Officer and Treasurer be directed to report back to Council to seek approval for the execution of the Service Agreement, and the associated financing strategy, by Q4 2025.

CARRIED

## **8. Finance**

### **8.1 Correspondence**

- A) Correspondence from Paula Tenuta, Senior Vice President, Policy & Advocacy, Building Industry & Land Development Association (BILD) and Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association, re: Medium and High-Density Residential Development Charge Deferral Program (2025-F-7) [Item 8.2 d)]
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Moved by Councillor Leahy, Seconded by Councillor McDougall,  
(20) That the Correspondence from Paula Tenuta, Senior Vice President, Policy & Advocacy, Building Industry & Land Development Association (BILD) and Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association, re: Medium and High-Density Residential Development Charge Deferral Program (2025-F-7) be referred to staff.

CARRIED

### **8.2 Reports**

- A) The issuance of debentures on behalf of the Town of Ajax, Municipality of Clarington, City of Pickering, Township of Uxbridge and the Region of Durham,

and a loan application with Infrastructure Ontario on behalf of the Region of Durham (2025-F-4)

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Report #2025-F-4 from Nancy Taylor, Commissioner of Finance, was received.

Moved by Councillor Crawford, Seconded by Councillor Leahy,  
(21) That we recommend to Council:

### **2025 Debentures**

- A) That the Commissioner of Finance be authorized to issue external debentures, in a total principal amount not to exceed \$161,989,000 on behalf of the Town of Ajax, the Municipality of Clarington, City of Pickering, Township of Uxbridge and the Regional Municipality of Durham ("Region") over various terms, with such terms not to exceed 20 years relating to the financing requirements detailed in the body of Report #2025-F-4 of the Commissioner of Finance;
- B) That the Commissioner of Finance be authorized to negotiate the proposed terms and conditions of the external debenture issue as deemed necessary by the Fiscal Agents and sign the Purchase Letter to successfully market the issue to prospective investors, with the possibility that the Region may purchase all or part of the debentures; and
- C) That the Region be authorized to issue the external debentures through CDS Clearing and Depository Services Inc.'s "Book Entry Only" system;

### **Infrastructure Ontario ("IO") Loan Program**

- D) That the Commissioner of Finance be authorized to seek long-term borrowing of up to \$90,976,949 on behalf of the Region from the Ontario Infrastructure Lands and Corporation, or IO, under the Housing-Enabling Water Infrastructure ("HEWI") lending stream over various terms, with such terms not to exceed 20 years relating to the financing requirements detailed in the body of this report, subject to approval from IO;
- E) That the entering into of a financing agreement under the HEWI lending stream of IO by the Regional Chair and the Commissioner of Finance be approved, subject to the satisfaction of the Commissioner of Finance, and approval be granted for the requisite authorizing by-law(s); and
- F) That the Commissioner of Finance and Regional Chair be authorized to generally do all things and to execute all other documents and papers in the name of the Region in order to carry out the long-term borrowing under the financing agreement;

### **Update on Approved Debenture Finance for Durham Region Transit Project**

- G) That the location of the 110 Westney Facilities EV Charging Infrastructure Project approved through [Report #2024-F-18](#) of the Commissioner of

Finance in the amount of \$2,300,000 financed by debentures be relocated to Durham Region Transit Oshawa Facility as a result of available electricity capacity.

CARRIED

B) Investment Policy Statement Update (2025-F-5)

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Report #2025-F-5 from Nancy Taylor, Commissioner of Finance, was received.

Moved by Councillor McDougall, Seconded by Councillor Leahy,  
(22) That we recommend to Council:

That the proposed Investment Policy Statement attached to Report #2025-F-5 of the Commissioner of Finance, be approved.

CARRIED

C) Recommended New Water Rate for a 305-mm (12 inch) Water Meter (2025-F-6)

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Report #2025-F-6 from Nancy Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to whether there has ever been a 12-inch water pipe in the Region and why such a large water supply is required.

Moved by Councillor Leahy, Seconded by Councillor Crawford,  
(23) That we recommend to Council:

A) That the following new 2025 water rates be adopted for a 305-mm (12 inch) water meter:

i) Service Charge - \$5,396.18 per month;

ii) Minimum Bill - \$6,403.00 per month; and

B) That the Regional Solicitor be instructed to prepare the necessary by-law to implement this recommendation.

CARRIED

D) Medium and High-Density Residential Development Charge Deferral Program (2025-F-7)

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Report #2025-F-7 from Nancy Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to how this relates to the recent provincial announcement regarding the Protect Ontario by Building Faster and Smarter Act; when and how the interest charges would be applied; if there will be a loss of funds to the Region as a result of the Development Charge (DC) deferrals; whether it is assumed that there will be a 100% uptake in this program; are more developers looking for this type of deferral support before agreeing to proceed with projects; even though interest revenue will be lost, would that be

offset with an increase in projects and overall DC's to the Region; if the program was expanded could the Region borrow funds to cover capital investment costs or increase the DC's to make up for what was lost; how would capping costs work in practice; and what is the projected loss by not charging interest on DC charges.

Discussion ensued regarding the Region not collecting the interest; and if it is worth it to not collect the interest to encourage increased construction.

Moved by Councillor Crawford, Seconded by Councillor Leahy,  
(24) That we recommend to Council:

- A) That a Medium and High-Density Residential Regional Development Charge Deferral Program be implemented for the 2025 construction season to provide immediate relief for medium and high-density developments (i.e. high-rise condominiums, townhouses and plexes) to ensure Durham Region continues to supply much needed higher density housing opportunities during these economic uncertain times, subject to the following conditions:
- i) The applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023, Transit Development Charges By-law No. 39-2022 and GO Transit Development Charges By-law No. 86-2001 for high-rise condominium, townhouse condominium and plex developments that meet the "apartment building", "plex" or "townhouse building" definitions in the by-laws (excluding any purpose built rental and non-profit developments, which already benefit from statutory deferrals and exemptions, respectively) be deferred from building permit until first occupancy at the option of the applicant;
  - ii) The applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023, Transit Development Charges By-law No. 39-2022 and GO Transit Development Charges By-law No. 86-2001 for townhouse developments approved through a plan of subdivision (e.g. freehold townhouses) have the option to defer payment of hard services DCs at subdivision agreement execution until building permit;
  - iii) That full payment for the residential medium and high-density developments that qualify for the deferral be due at first occupancy (excluding freehold townhouse developments), with a security provided to the Region at building permit issuance and any default of the deferral payment being subject to an interest rate of 2.6 per cent that accrues from building permit issuance until payment;
  - iv) That full payment for the freehold townhouse developments approved through a plan of subdivision that qualify for the deferral be due at building permit issuance for each unit;
  - v) That default provisions apply if deferral payments become overdue;

- vi) That applicants electing to use the deferral program enter into a deferral agreement with the Region; and
- vii) That other such terms and conditions as deemed appropriate by the Commissioner of Finance be included;
- B) That the Medium and High-Density Residential Development Charge Deferral Program be available to building permit applications for residential developments as set out in Recommendation A) of Report #2025-F-7 of the Commissioner of Finance, that are submitted on or after the date of Council approval of this report, until December 31, 2025;
- C) That Regional staff submit a report to Regional Council in December 2025 with a review of the uptake of the Medium and High-Density Residential Development Charge Deferral Program to-date;
- D) That the Commissioner of Finance be authorized to enter into deferral agreements for purposes of the Medium and High-Density Residential Development Charge Deferral Program, subject to the conditions set out in Recommendation A) of Report #2025-F-7, and any additional conditions deemed appropriate by the Commissioner of Finance, and to the satisfaction of the Regional Solicitor; and
- E) That the Provincial Minister of Municipal Affairs and Housing, be advised of the Region of Durham's interest in working to modernize the Development Charges Act and related regulations to ensure that growth related municipal infrastructure, including water, sewer, transit and roads, is appropriately funded by that growth balanced with a recognition that: i) growth may benefit existing development through the provision of more accessible and efficient services to the entire community; and ii) recognizing that new development that has occurred over the past three decades has already paid development charges, this existing development should not have to contribute again to the cost of future growth.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

No

Councillor Crawford  
Councillor Garrod, Acting Chair  
Councillor Leahy  
Councillor McDougall  
Councillor Yamada

Councillor Schummer

Members Absent: Councillor Ashe, Chair  
Regional Chair Henry

Declarations of Interest: None



E) Wind Down of the Regional Revitalization Program and Rescinding the Redundant Pickering Casino Reserve Fund By-law (2025-F-8)

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Report #2025-F-8 from Nancy Taylor, Commissioner of Finance, was received.

Vice-Chair Garrod commented that there have been questions around the legalities of the existing program; that the province and municipalities share the goal of expanding development; that developers are looking for any opportunities or assistance now; and that the Region needs to do anything it can to continue to encourage these development opportunities.

Staff responded to questions with respect to the legalities of the Region maintaining this fund and whether this fund could still be made available for economic development; whether the funds could all be put into the Economic Development Reserve Fund; if the report was referred to staff, would applications still continue to be processed; which housing providers the funds would go to; whether the Region is still receiving revenue from the Pickering Casino and if so, where it goes; whether the casino revenue was initially intended to assist with infrastructure funding; when was it decided that the funding would go directly to housing; and requesting an explanation of the legislative interpretation on the discontinuation of the RRP.

Comments were made regarding this being an economic development tool more than a planning tool and that the funds should remain for economic development; not supporting the recommendation to cancel the program and that the \$10 million should stay in the RRF; lobbying the federal government to continue this program; the importance of the RRP for the Region's downtowns; and that waiting until the fall for a report back is too long for some projects and a June turnaround would be preferable.

Staff responded to further questions regarding the legislation and what needs to be amended to allow the Region to continue this program, and how members can lobby the government for amendments.

Moved by Councillor Crawford, Seconded by Councillor McDougall,  
(25) That we recommend to Council:

- A) That the Regional Revitalization Program (RRP) be cancelled with no new applications being considered, and any existing approved projects continue to receive the committed payments in accordance with the milestones set out in the executed project agreements, as the enabling legislative mechanism that the Region relied upon to provide financial assistance to third party redevelopment projects is no longer legally available to the Region following the changes to the Region's role in land-use planning through Bill 23 – the More Homes Built Faster Act, 2022, wherein the Region is now an "upper-tier municipality without planning responsibilities," and that after almost twenty years, the original intent of the RRP has been primarily achieved;

- B) That the Regional Revitalization Reserve Fund be dissolved and one-time funding from the current uncommitted balance of the Regional Revitalization Reserve Fund be allocated to the following initiatives:
- i) \$1 million be transferred to tariff response related economic development initiatives planned for 2025 that address local economic impacts on small businesses in Durham caused by the tariff dispute primarily between Canada and the United States;
  - ii) \$0.912 million be transferred to the Economic Development Reserve Fund for future economic development and tourism related uses intended to grow downtown vibrancy and economic prosperity across the Region; and
  - iii) The balance of Reserve Fund, estimated at \$10 million, be allocated for critical housing capital repairs and corresponding building condition assessments (BCAs) for external legacy third-party community housing providers, as identified through the Region's Housing and Homelessness Service and Financing Strategy (2025 – 2034);
- C) That the Regional Revitalization Reserve Fund be automatically repealed upon all existing commitments being settled through existing executed contribution agreements with local municipalities;
- D) That any future increased property tax revenue generated from projects that have been approved under the RRP be redirected from the Regional Revitalization Reserve Fund to the General Levy revenues to assist with budgetary pressures; and
- E) That By-law 11-2023, the by-law governing the Pickering Casino Revenues reserve fund, be repealed since the current balance in the reserve fund is zero and the reserve fund is not required, as the Region's share of funding from the Reserve Fund is being treated as flow through funding to support housing and homelessness initiatives through the Corporate Items budget in the Annual Business Plans and Budgets.

CARRIED

Moved by Councillor Crawford, Seconded by Councillor McDougall,  
(26) That Part E) of the main motion (25) of Councillors Crawford and McDougall be divided from the remainder and voted on separately.

CARRIED

Part E) was then put to a vote and CARRIED.

Moved by Councillor Leahy, Seconded by Councillor Crawford,  
(27) That parts A) to D) of the main motion (25) of Councillors Crawford and McDougall be referred to staff to investigate the feasibility of a legislative means to support revitalization projects, similar to the existing program, and bring back a report in the fall; and

That applications can still be submitted so that applicants remain in the queue.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

No

Councillor Ashe, Chair  
Councillor Crawford  
Councillor Garrod, Acting Chair  
Regional Chair Henry  
Councillor Leahy  
Councillor McDougall  
Councillor Schummer  
Councillor Yamada

None

Members Absent: None

Declarations of Interest: None

Staff responded to additional questions with respect to whether the existing program would proceed until staff report back; whether the applications being submitted in the meantime would be in the queue for the existing program or a new program that will be created; and what qualifies as 'bonusing'.

In response to questions with respect to how the conclusion was reached that the Regional Revitalization Program could no longer legally proceed, J. Hunt advised that he will provide a legal briefing memo outlining the justification prior to the May 28<sup>th</sup> Council meeting. J.Hunt also advised they will contact the province to see if it was an intended consequence that the change in legislation removed the Region's authority to offer the program, and what can be done to correct the situation.

In response to an additional question regarding what would happen if the Province clearly indicates that the Region still has the authority to run the program, staff advised that they would provide a memo detailing such.

F) U-Pass Agreement Extension (2025-F-9)

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Report #2025-F-9 from Nancy Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to whether the 4.9% increase in U-Pass rates is enough to recover costs.

Moved by Councillor McDougall, Seconded by Councillor Leahy,  
(28) That we recommend to Council:

A) That the existing U-Pass agreements with Durham College, Ontario Tech University and Trent University (Durham Campus) be extended including

updated U-Pass rates through the 2027-2028 academic year with the following fee increases:

- i) 2025-2026 academic year – 4.9 per cent increase from \$152.85 to \$160.30 per semester per eligible student for the period September 1, 2025, to August 31, 2026;
- ii) 2026-2027 academic year – 4.9 per cent increase from \$160.30 to \$168.15 per semester per eligible student for the period September 1, 2026, to August 31, 2027; and
- iii) 2027-2028 academic year – 4.9 per cent increase from \$168.15 to \$176.35 per semester per eligible student for the period September 1, 2027, to August 31, 2028;

- B) That the Regional Chair and Regional Clerk be authorized to execute the amending agreements.

CARRIED

**9. Advisory Committee Resolutions**

There were no advisory committee resolutions to be considered.

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

There was no other business to be considered.

**12. Date of Next Meeting**

The next regularly scheduled Finance & Administration Committee meeting will be held on Tuesday, June 10, 2025 at 9:30 AM in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Crawford, Seconded by Councillor Leahy,  
(29) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:05 AM

Respectfully submitted,

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B. Garrod, Vice-Chair

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L. Fleury, Deputy Clerk